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Building Committee Minutes 9/21/2010

TOWN OF ARLINGTON
MINUTES
COMMITTEE MEETING
PERMANENT TOWN BUILDING COMMITTEE
Tuesday, September 21, 2010

PRESENT: John Cole, William Shea, Robert Jefferson, Suzanne Robinson, Michael Boujoulian, Mark Miano

ABSENT: Brian Sullivan, Rob Juusola, Jeff Thielman

GUESTS: Eric Ammondson - Ammondson Architects
Mr. Turowski - Turowski2 Architects
Ms. DeSousa - Turowski2 Architects
Jeff Shaw - Donham & Sweeney

The meeting was called to order at 7:30 p.m.

Stratton School

Mr. Turowski presented an update on the school project and the committee approved change order #2 for \$5,358.00, this is for additional work to complete a tie in for the different elevations of the buildings.

Invoices approved:

Turowski #5 Phase 1 Construction Administration - \$10,677.88

Highland Fire Station

Chief Jefferson and Mr. Shaw gave an update on the progress of the renovations. Chief Jefferson distributed a DVD of the sewer line from the building to the trunk sewer on Mass Ave. It showed a number of cracks. We believe these have been the cause of recent back-ups. The contractor is investigating alternate means of repair to the sewer pipe, this was not in the original contract. The committee approved change order #2 for \$12,980 to address window openings and change order #3 for \$19,000 to address a foundation problem on the west side of the building. We also agreed to have a grade beam removed not to exceed \$3,000.

Invoices approved:

Cameras Inc \$50.00

Community Safety

Invoices approved

Ammondson # 1947 - \$7,595.45
Ammondson # 1948 - \$18,823.00

Minutes from Donham & Sweeney:

Committee voted unanimously to approve change order #2 in the amount of \$12,980 for the work to address existing conditions at window openings.

Committee voted unanimously to approve change order #3 in the amount of \$19,000 for the work to rebuild the foundation and walls of stair C area.

Committee voted to unanimously to allow the work to saw cut additional portions of existing piers and grade beams at the apparatus doors to proceed on T&M with a not to exceed value of \$3000. The clerk will sign all slips for this work.

D&S gave an update on the project status: Demolition about 98% complete. Masonry work is ongoing at the Highland Station and will start shortly at Central. New foundations to begin shortly as will the apparatus slab. Roofing underway at Highland Station. Site utilities to follow at Highland Station.

The Fire Chief reported that he is looking into prices to repair the existing sewer line using contractors who work with the DPW. The committee has already approved a \$27,000 proposed change order for replacing the line; however this work will not be executed until further notice.

D&S to research application of the brownfield credit under the LEED program and reported that it was largely infeasible to apply to this project.

The Committee requested the contractor's project manager attend the next meeting to report on the LEED achievement plan. The committee expressed concerns about the project's ability to receive LEED designation after completion and was very concerned that the LEED achievement plan has not been completed. They expect to see the LEED achievement plan asap and considered making it a requirement for payment of the next application

Minutes from Ammondson Architects:**ACSB Phase 1**

1. G. Doelp of SGH discussed the problems encountered with applying the Kemper waterproofing system over the lightweight concrete topping on the ACSB plaza. Due to the fact that the lightweight concrete topping tends to hold moisture and the moisture is released during periods of high vapor drive (rising surface temperatures), the manufacturer has required the system to be applied once surface temperatures have started to fall (after 5:00 pm). Chapman has been working from 5:30 pm -1:30 am. (see attached letter from Kemper Systems). It is anticipated the night work will continue through this week and possibly beyond.

2. Time extension. CWC has requested two time extensions: 2 weeks due to additional work associated with the removal of concrete topping underneath the wood deck and installation of new crickets in this area, and 24 days due to delays associated with the failure of the waterproofing system (See attached letters from CWC). E. Ammondson informed CWC that the Town would accept the contract time extensions provided there is no associated cost increase (see attached letter from Ammondson).

ACSB Phase 2

1. J. Cole gave an overview of the scope of Phase 2: exterior envelope assessment and repairs, building systems evaluation and upgrades, and space planning and modifications. Only the Schematic Design phase (Phase 2A) has been funded. It is

J. Cole's intention to get funding for exterior envelope repairs, currently scheduled for FY 2016, to be moved forward, to FY 2012.

2. G. Doelp gave an overview of SGH's interim report documenting their preliminary assessment of the exterior envelope. SGH evaluated many of the more than 30 leaks reported by APD and documented the following areas of exterior envelope failure:

- a. Windows and flashing.
- b. Curtainwall at either end of atrium
- c. Skylight
- d. Kalwall skylight in atrium
- e. Stucco cladding at mechanical penthouse and elsewhere (building-wide)
- f. North end planter over EOC.
- g. Concrete entry vestibules.

In addition SGH feels there are numerous leaks likely caused by failure of the roof system. Testing and evaluation are required of the roof system, stucco cladding, additional masonry openings and interior finishes at various leaks. Active leaks in the Community Room, Exercise Room and one of the holding cells still need to be tracked and identified. J. Cole intends to fund this additional evaluation from the Phase 2A appropriation and from the Phase 1 project contingency. Ammondson/SGH to provide fee proposal for review at next PTBC meeting (10/5). J. Cole hopes to request funding for emergency leak repair at Spring 2011 ATM. Ammondson to have cost estimate prepared for all of Phase 2 including exterior envelope repairs.

ACSB Phase 1 Project Budget Review

E. Ammondson presented updated project budget (9/21/10) which includes the two approved Change Orders and estimated costs for Potential Change Orders 3-7. PCO 3 includes estimated cost for unit price compilation. PCO 4 includes estimated additional cost for the pergolas. PCO 5 includes estimated additional cost for painting of the garage, PCO 6 includes estimated additional cost for weapons storage system for the armory and PCO 7 includes estimated cost for removal and replacement of water damaged acoustical panels in the firing range. E. Ammondson noted that as all of these items are currently being priced, only budget estimates are included. Construction testing was eliminated from the budget and bid document printing was reduced. Utilizing the estimated budgets for PCO 3-7, the remaining project contingency is \$76,920. It was agreed the budget will be reviewed again in two weeks once contractor prices are provided.

Minutes from Turowski2 Architects:

Stratton Elementary School Improvements - Phase 1

1. T2 reported on general project status as follows:

Roof: No work has occurred on the project since the last meeting. Responses on submitted CORI Checks. The roofing repair detail was discussed and the committee agreed that a "bond break" that completely separates asphaltic and EPDM materials is desired.

Transformer Re-location: Three shutdowns will be required for switching to a new transformer. T2 has been informally notified the first one may be October 9, a weekend which requires coordination the school and Arlington Facilities.

2. Change Order#2 (all approved PCO's to date) was presented See Minutes from

Sept7 PTBC meeting. Total change: \$5,358.00

Total Original Contract Amount: \$499,900.00

Total with Changes: \$505,258.00

Stratton Elementary School Improvements - Phase 2:

3. The Phase 2 project budget memo (Sept. 9, attached) was presented along with a project scope summary from the 2009 Capital Plan(attached). The budgets are based on numbers generated for the 2009 capital plan. The proposed budget and scope will be confirmed in the Phase 2 30% cost estimate to be presented at The Nov. 2 PTBC meeting. The PTBC agreed that Plan A which requires that the balance of design costs plus full construction contract, construction administration and reimbursable costs, should be approved by Nov 15 Town Meeting and encumbered by February (\$1,625,000) is the desired way to proceed.

5. T2 said that they were aware that The School Department would submit an SOI for the MSBA green schools repair program and that while they do not adhere to the strict MSBA project profile, projects like Stratton which are underway are being favorably considered for the program.

6. The PTBC asked for T2 to confirm that the building department will allow the Town of Arlington. to pull the building permit for the project and reassign it to the General Contractor at a later date.

Action Items

7. Phase 1
Change Order 02 for \$5358.00 was approved.

Minutes were approved for August 3rd and August 12th.

Adjourned at 10:45 p.m.

Respectfully submitted,
Bill Shea